

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 93				
% of Funds Committed	94.16 %	93.02 %	30	93.55 %	53	53	
% of Funds Disbursed	94.16 %	85.70 %	5	86.03 %	93	89	
Leveraging Ratio for Rental Activities	0.98	5.84	74	4.83	5	16	
% of Completed Rental Disbursements to All Rental Commitments***	84.25 %	73.48 %	40	81.34 %	39	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	57.49 %	69.70 %	54	70.65 %	22	24	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.83 %	81.37 %	32	81.57 %	73	61	
% of 0-30% AMI Renters to All Renters***	59.96 %	41.01 %	21	45.66 %	88	76	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.89 %	96.42 %	65	96.25 %	20	21	
Overall Ranking:			In State:	48 / 93	Nationally:	29 33	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$41,424	\$35,678		\$27,146	1,898 Units	43.60 %	
Homebuyer Unit	\$41,364	\$21,129		\$15,140	139 Units	3.20 %	
Homeowner-Rehab Unit	\$0	\$27,430		\$20,860	0 Units	0.00 %	
TBRA Unit	\$656	\$2,699		\$3,210	2,315 Units	53.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Francisco CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,895	\$189,802	\$0
State:*	\$137,282	\$115,376	\$28,718
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.23

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	26.5	30.9	0.0	15.7	Single/Non-Elderly:	54.7	37.4	0.0	41.7
Black/African American:	28.4	3.6	0.0	54.6	Elderly:	23.4	0.0	0.0	0.0
Asian:	12.9	53.2	0.0	1.9	Related/Single Parent:	13.9	7.9	0.0	42.6
American Indian/Alaska Native:	0.8	0.0	0.0	0.0	Related/Two Parent:	6.0	14.4	0.0	14.8
Native Hawaiian/Pacific Islander:	0.5	0.0	0.0	1.9	Other:	2.0	40.3	0.0	0.9
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0					
Asian and White:	0.1	0.7	0.0	0.0					
Black/African American and White:	0.1	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	8.4	0.0	0.0	7.4					
Asian/Pacific Islander:	11.9	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	10.4	11.5	0.0	18.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	63.6	38.1	0.0	41.7	Section 8:	16.3	0.0 [#]		
2 Persons:	18.7	30.2	0.0	18.5	HOME TBRA:	5.1			
3 Persons:	9.7	17.3	0.0	15.7	Other:	27.8			
4 Persons:	4.7	13.7	0.0	13.0	No Assistance:	50.8			
5 Persons:	2.2	0.0	0.0	7.4					
6 Persons:	1.1	0.7	0.0	1.9					
7 Persons:	0.1	0.0	0.0	1.9					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				42

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Francisco State: CA Group Rank: 29
 (Percentile)
 State Rank: 48 / 93 PJs Overall Rank: 33
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	84.25	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	57.49	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	92.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	0.98	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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